

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, JANUARY 13, 2015**

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER  
(CITY HALL - 1E07)**

**THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE #4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON JANUARY 13, 2015 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.**

**ZONING DOCKET 001/15** – Request by FARREL A. WEIL, DONNA W. LEVIN, AND LARRIE A. WEIL for a Zoning Change from a VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District, on Square 91, Lots 23, 24, and D or 22, in the Second Municipal District, bounded by Conti, Burgundy, Dauphine, and Saint Louis Streets. The municipal addresses are 917-923 CONTI STREET. (PD 1B)

**ZONING DOCKET 002/15** – Request by PETER D. COLEMAN, INTERNATIONAL PROPERTIES, INC., AND DOWNTOWN STAR, LLC for a Conditional Use to permit a parking garage providing nonaccessory off-street parking spaces in a CBD-1 Central Business District, on Square 262, Lots 23 through 25, 26, 27, 1 through 3 or 28 through 30, and 31, or X & Y, 1, 2, 3, 2, 1, 23 to 25, in the First Municipal District, bounded by O’Keefe Avenue and Perdido, Poydras, and Penn Streets. The municipal addresses are 412 O’KEEFE AVENUE AND 908-940 PERDIDO STREET. (PD 1A)

**ZONING DOCKET 003/15** – Request by CITY COUNCIL MOTION NO. M-14-478 for a Text Amendment to Article 2, Section 2.2.17 of the Comprehensive Zoning Ordinance to redefine “Bed and Breakfast Accommodation” as “an owner-occupied residential structure, originally constructed as either a single-family or a two-family structure that is easily converted to a single-family structure or a former institutional or commercial structure that is easily converted into a single-family structure, which provides sleeping rooms for overnight paid occupancy of up to seven (7) nights. Common bathroom facilities may be provided rather than private baths for each room. Proof of owner occupancy shall be established by submission of proof of a homestead exemption. If more than one building is existing on a lot of record or a site (meaning two (2) or more contiguous lots historically acquired together), and the second building was originally constructed and has been used for habitable space, as defined by the Building Code, at least five (5) years prior to the establishment of the bed and breakfast, then it may be included in the operation of the bed and breakfast.

**ZONING DOCKET 004/15** – Request by CITY COUNCIL MOTION NO. M-14-477 for a Conditional Use to permit a bed and breakfast historic home in an RD-3 Two-Family Residential District and the rescission of Ordinance No. 19,536 MCS

(Zoning Docket 104/99, which granted a conditional use to permit a community center), on Square 322, Lot 13 or 99 and 100, in the Second Municipal District, bounded by Saint Philip, North Dorgenois, Dumaine, and North Rocheblave Streets. The municipal address is 2552 SAINT PHILIP STREET. (PD 4)

**ZONING DOCKET 005/15** – Request by 800 BARTHOLOMEW STREET DEVELOPMENT, LLC for a Conditional Use to permit thirteen single-family residences in an LI Light Industrial District, on Square 242, Lots A, C, D, D-2, 8, 9, and 10 (proposed Lots N, O, P, Q, R, S, T, U, V, W, X, Y, and Z), in the Third Municipal District, bounded by Burgundy, Bartholomew, Alvar, and Dauphine Streets. The municipal addresses are 832-840 BARTHOLOMEW STREET AND 831-835 ALVAR STREET. (PD 7)

**ZONING DOCKET 006/15** – Request by CITY COUNCIL MOTION NO. M-14-465 for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 1084, Lot T, in the Third Municipal District, bounded by Mazant, North Galvez, Bartholomew and North Miro Streets. The municipal addresses are 2138 MAZANT STREET AND 4032 NORTH MIRO STREET. (PD 7)

**ZONING DOCKET 007/15** – Request by CITY COUNCIL MOTION NO. M-14-516 for the rescission of Ordinance No. 25,972 MCS (Zoning Docket 045/14, which granted a conditional use to permit a neighborhood center in an RD-2 Two-Family Residential District) for the purposes of combining the originally-approved neighborhood center into a larger mixed-use development request, and to consider a request for an RPC Residential Planned Community District overlay to re-authorize the originally approved neighborhood center and to allow the additional development of the site with a residential care center in an RD-2 Two-Family Residential District, on Square 791, Lots A and B (also known as Pt. Square or Lots 1 & 12), in the Sixth Municipal District, bounded by South Broad, General Taylor, South Dorgenois, and General Pershing Streets. The municipal addresses are 3900 GENERAL TAYLOR STREET AND 4222 SOUTH BROAD STREET. (PD 3)

**ZONING DOCKET 008/15** – Request by BENA CAPITOL LLC for a Conditional Use to permit a cocktail lounge in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District, on Square 5, Lot 22, in the Third Municipal District, bounded by Esplanade Avenue, Chartres, Frenchmen and Decatur Streets. The municipal addresses are 514-516 FRENCHMEN STREET. (PD 7)

**ZONING DOCKET 009/15** – Request by RIAD MCDERMOTT, LLC for a Conditional Use to permit a four-family dwelling in an HMR-3 Historic Marigny/Tremé Residential District, on Square 386, Lot 4 or 6, in the Third Municipal District, bounded by Saint Anthony Street, Marais Street, Pauger Street, Henriette Delille Street, and Saint Claude Avenue. The municipal addresses are 1227-1229 SAINT ANTHONY STREET. (PD 4)

**ZONING DOCKET 010/15** – Request by ANCONA INVESTMENTS, LLC for an amendment to a Conditional Use Ordinance No. 24,005 MCS (Zoning Docket

024/09, which amended Ordinance No. 20,898 MCS to permit the expansion of an existing restaurant's kitchen in a B-2 Neighborhood Business District) to allow the existing restaurant to sell high alcoholic content beverages, on Square 13, Lot A or Pt. Lots 14 and 15, in the Sixth Municipal District, bounded by Magazine, Eleonore, Constance and State Streets. The municipal addresses are 735-741 STATE STREET. (PD 3)

**ZONING DOCKET 011/15** – Request by SHIRLEY G. STEWART for a Conditional Use to permit a parking lot in an LB-1 Lake Area Neighborhood Business District, on Square 276, Lot G, in the Second Municipal District, bounded by Harrison Avenue, Milne Boulevard, Catina Street, and French Street. The municipal address is 228 HARRISON AVENUE. (PD 5)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE 4264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: [WWW.NOLA.GOV/CPC](http://WWW.NOLA.GOV/CPC). YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7<sup>TH</sup> FLOOR, NEW ORLEANS, LA 70112) OR EMAIL [CPCINFO@NOLA.GOV](mailto:CPCINFO@NOLA.GOV). ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

December 24, 2014, December 31, 2014, and January 7, 2015

Robert Rivers, Executive Director

RR/sk